

Real Estate Transactions

Entered for Record August 10, 1912.
From 10:30 a. m. to 4:30 p. m.
Pamilo Agricultural Co Ltd to Hamakua Mill Co Ltd by atty to Notice.
George H Wond by atty to Notice.
Charles M Cooke Ltd by atty to Notice.
Notice.
Est of Bernice P. Bishop by trs to E L Schwarzberg.
J H Bonnell to Honolulu Vulcanizing Works.
Entered for Record August 12, 1912.
From 8:30 a. m. to 10:30 a. m.
Young Men's Savs Socy Ltd to Anehlia (w) to Manuel S Ne-vite Jr.
Anehlia (widow) to Manuel S Ne-vite Jr.
G Omori to David B Keawehano et al.
David B Keawehano et al to G Omori.
Pedro S Costa to Manuel R Lucas and wf.
Antone Garcia and wf to Joaquin Garcia.
Wm T Robinson and wf to Terri-tory of Hawaii.
Bank of Hawaii Ltd to Wm T Rob-inson.
Polly Kalua et al to County of Maui.
Polly Kalua and hsb to County of Maui.
Kahaina (w) to M Komeya.
Kahaina (w) to Sueota (k).
Samuel Parker by atty to Samuel Parker Jr.
Antone Kaoo and wf et al to Wm W Goodale.
F Klamp, tr, to Kipahulu Sugar Co.
E L Hutchinson to David K Wil-son.
Recorded July 23, 1912.
Western & Hawaiian Invstmt Co Ltd to D B Macdonachie, Rel; 4600 sq ft of R P 4222, kul 529, bldgs, etc, Young St, Honolulu, Oahu; \$1600. B 364, p 213. July 22, 1912.
William L Hardy to Jas F Morgan Co Ltd, D; 1-5 int in pors gr 1639, Wylie St, Honolulu, Oahu; \$1000. B 364, p 212. July 22, 1912.
Mary K Nicholas by trs to Louisa Andrews, D; lots 4 and 5 of gr 3302, Winder Ave, Honolulu, Oahu; \$3075. B 370, p 241. July 22, 1912.
Lin Hop Wat (firm) to Kaneohe Rice Mill Co Ltd, C M; leasehold, hystock, tools, crops, etc, Walpole, Oahu; \$4000 and advs to \$16,000. B 364, p 214. July 22, 1912.
K Sugimura to Y Oda, C M; jew-elry, showcases, etc, in store, No 425 King St, Honolulu, Oahu; \$1000. B 364, p 221. July 23, 1912.
Akana to Sam Shee (w) et al, L; 1872 sq ft of lot AE, Aala, Honolulu, Oahu; 15 yrs at \$25 per an. B 373, p 104. Aug 23, 1912.
Oolin to Lum Sing, B S; 1-2 int in house and bldg, Aala, Honolulu, Oahu; \$300. B 373, p 107. July 20, 1912.
Marie K Humphreys to Notice, No-tice; appn for reg title of 56,880 sq ft of R P 707, ap 10, and 4600, ap 8, Nuuanu Ave, Honolulu, Oahu. B 376, p 70. July 23, 1912.
Bank of Hawaii Ltd to Henry L Knack, Rel; mtg Henry Gumpfer on pors lots 1 and 2, blk 41, bldgs, etc, Kaimuki tract, Honolulu, Oahu; \$1475. B 364, p 222. July 23, 1912.
Antone Rodriguez and wf to Man-uel Robello, D; lots 25 and 26 of sec A of kula 5957B and 7260, Pauoa, Ho-nolulu, Oahu; \$1100. B 368, p 333. July 23, 1912.
Manuel Robello and wf to Antone Rodriguez, M; lots 25 and 26 of sec A of kula 5957B and 7260, Pauoa, Ho-nolulu, Oahu; \$500. B 364, p 223. July 23, 1912.
Kaneohe Ranch Co Ltd to Kaneohe Rice Mill Co Ltd, L; waters of Ka-neohe stream, Koolau-poko, Oahu; 3 yrs at \$200 per an. B 373, p 108. July 1, 1912.
John J K Kekaula to P E R Strauch, tr, Rel Courtesy; lots 42 and 43, Wa-lalae Heights, Honolulu, Oahu; \$15. B 368, p 335. July 23, 1912.
Bank of Hawaii Ltd to A A Wil-son, Rel; gr 5087, rents, etc, Pupukea, etc, Koolaula, Oahu; \$3000. B 364, p 225. July 16, 1912.
Bank of Hawaii Ltd to A A Wil-son, Rel; gr 5087, rents, etc, Pupukea, etc, Koolaula, Oahu; \$2000. B 364, p 226. July 16, 1912.
A A Wilson and wf to Bank of Ha-wail Ltd, M; gr 5087, bldgs, rents, etc, Pupukea, etc, Koolaula, Oahu; \$8500. B 364, p 226. June 28, 1912.
Henry Waterhouse Trust Co Ltd, tr, to John P Hina, Grant; 10 ft R W over pors kul 5427, Nuuanu Ave, Honolulu, Oahu; \$1. B 368, p 336. July 22, 1912.
Kaplan Estate Ltd to L A Le-on, Extn L; por R P 296, kul 116, cor Funchbowl and Queen Sts, Honolulu, Oahu; \$1000 bonds, 15 yrs from Oct 1, 1914, at \$600. B 373, p 111. Aug 13, 1912.
Rebecca Lukua et al by comr to L A Leong, Comr D; 19,250 sq ft of R P 2678, kul 1146, School St, Hono-lulu, Oahu; \$3300. B 368, p 338. June 15, 1912.
Mutual Bldg & Loan Socy of Ha-wail Ltd to Emma Hotel, Rel; lot 10, blk 2, bldgs, rents, etc, College Hills tract, Honolulu, Oahu; \$2000. B 364, p 230. July 23, 1912.
Hilo Railroad Co to W H Shipman, D; 1187 sq ft of kul 8629, Puno, S Hilo, Hawaii; \$35.60. B 370, p 238. May 27, 1912.
W H Shipman and wf to Clara S Fisher, D; 1 60-100a of kul 8629, Pu-no, S Hilo, Hawaii; \$1. B 370, p 240. July 20, 1912.
Recorded July 24, 1912.
Thomas Pedro to George N Wil-cox, D; int in R P 73, Kalihi, Hono-lulu, Oahu; \$1. B 362, p 429. June 5, 1912.
Emelia Wright and hsb (J E) to H A Heen, D; 1-27 int in por R P 1999, kul 813, and gr 25, rents, etc, cor King and Kekaulike Sts, Honolulu, Oahu; \$600. B 362, p 428. July 22, 1912.
E A C Long to John M Kelly, D; lots 1, 2, 6, 7, 8, 9 and 10, blk 2, of subdiv gr 3504, Middle St, Honolulu,

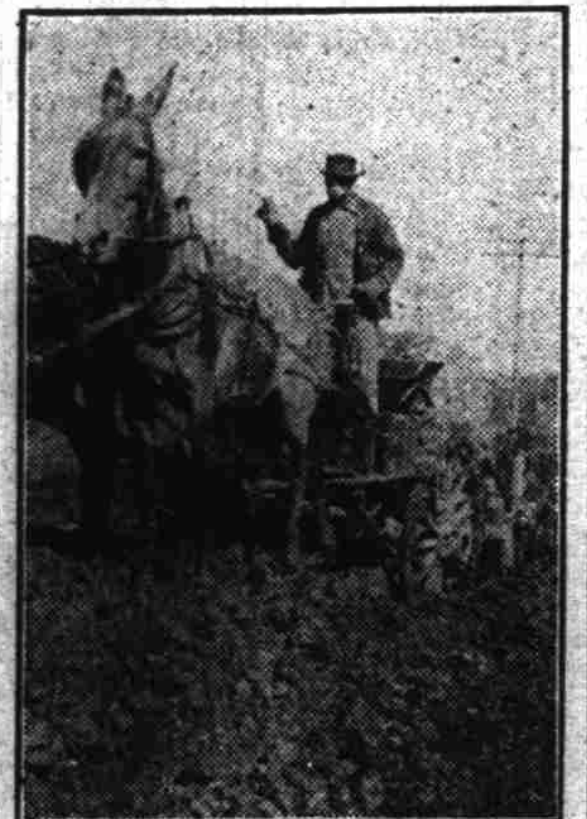
Home Course In Road Making

II.—Advantages of Im-proved Roads.

By LOGAN WALLER PAGE,
Director Office of Public Roads,
United States Department
of Agriculture.

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NO road is as expensive as a bad road. We spend about \$100,000,000 a year on our roads, and they are costing us in addition a bad roads tax of at least \$250,000,000 annually. It actually costs the average farmer as much to haul a bushel of wheat from his farm to the railroad as it does to ship it from New York to Liverpool, 3,100 miles. The loss to the people of the United States annually on account of bad roads would more than pay for their general and widespread improvement. The burden of bad roads bears heavily upon the shoulders of the entire



UNIMPROVED EARTH ROAD — MAXIMUM LOAD FOR TWO HORSE TEAM, ONE BALD OF COTTON, 500 POUNDS.

people, for such roads diminish the profits of the farmer because he must haul fewer loads, make fewer trips and market his products when the roads are passable and not when prices are best. They are a burden which compels the consumer in the city to pay heavily, not to swell the farmer's earnings, but to help the farmer to pay the money value of the absolute waste of energy and property due to bad roads.

There would be an immediate and tangible saving by road improvement in reducing the cost of hauling. How much this saving would amount to in dollars and cents would depend upon the character and extent of the improvement and the amount of traffic passing over the road.

In 1908 the railroads of the United States handled about 800,000,000 tons of freight originating on the respective railroads. Of this amount about 205,000,000 tons represented agricul-tural, forest and miscellaneous prod-ucts, all of which moved over the country roads at initial or terminal points or both.

The average haul from farms to shipping points in the United States is about nine and one-quarter miles. The average cost of hauling on the country roads is about 23 cents per ton per mile. The total cost of haul-ing 205,000,000 tons would therefore be about \$2.16 per ton, or a total of \$572,930,000.

The possibilities of saving by the improvement of the roads may be understood when we compare the cost of hauling in Germany, France and Eng-land with the cost of hauling in this country. The average in these three countries is about 10 cents per ton per mile, and in many cases it is as low as 7 cents. If we cut the rate in the United States exactly in half by the improvement of our main roads we would still be 1/2 cents over the aver-age for the three European countries named. If we could do this it follows that our annual saving would be in the neighborhood of \$250,000,000 on hauling alone.

The wear and tear on horses and vehicles due to bad roads may seem a trivial matter until we take into con-sideration the fact that there are about 25,000,000 horses and mules in the United States, valued at \$2,770,000,000, and about 1,500,000 carriages, buggies and wagons, valued at about \$83,000,000. If by the improvement of the roads the vehicles would last one year longer and if one-tenth of the amount paid out for repairs were saved the resultant sum would run far into the millions.

Property is much more valuable on an improved road than on an unim-proved road. This increase in the value of the land adjacent to the improv-ed road has been sufficient in many cases to pay for the improvement. An effort has been made to estimate the general increase in land values due to improved roads, and the average has been placed at somewhere between \$2 and \$9 per acre. There are positively thousands of examples where farms have been sold at an increase of from \$50 to \$200 per acre over their value before road improvement.

An investigation recently made in Ohio shows that there are sixteen agri-cultural counties in the state that have less than 10 per cent of the roads

improved, while there are forty-five agricultural counties that have more than 10 per cent improved. The average price of farm lands in the sixteen counties, according to the report of the United States census, was \$48.50 per acre, while the average price of land in the forty-five counties was \$65.79 per acre. In other words, the average price of farm lands in the good road counties was \$17.29, or 35 per cent more than in the poor road counties. When we consider the fact that there are 873,000,000 acres of farm lands in the United States the possibilities along this line are rather startling. Even assuming that the land would be increased only \$5 an acre the total enhancement on farm lands alone would be \$4,365,000,000.

Improved roads will yield an additional income by enabling the farmer to cultivate with profit land which otherwise would be less profitably employed.

There are about 400,000,000 acres of unimproved farm land in the United States. An average annual profit of 50 cents an acre on this land would mean a net gain to the wealth of the United States of \$200,000,000 a year.

Truck products and small fruits must be delivered quickly to market if any profit is to be realized. Truck and small fruit farms cannot be maintained with profit if a long haul over bad roads intervenes between them and the railroad station. A network of first class hard smooth roads will al-most immediately increase the number of truck, fruit and dairy farms in any community. While the average value of wheat per acre is only \$7.03 and corn \$8.72, the average value of vegeta-bles per acre is about \$40 and of small fruits \$80.

There is a steady trend of popula-tion from the country to the city, and this may be attributed to some extent to bad roads. During the ten year period 1800-1900 the cities gained 2,174,000 more people than the country. In 1890 only 16.1 per cent of the population lived in cities, in 1900 the city population represented about 31 per cent of the total, and now it is proba-bly about 45 per cent.

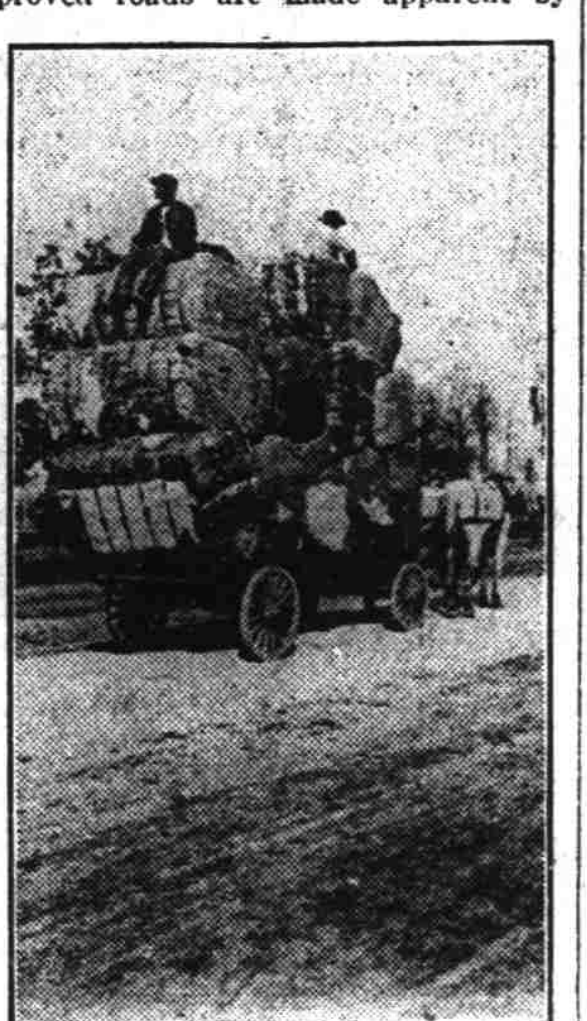
With hundreds of millions of acres of land uncultivated we have the spec-tacle of hundreds of thousands of hu-man beings crowded into the cities, while year after year the human tide rolls restlessly in from the country to furnish more consumers and decrease the number of producers.

To prove that a relation exists be-tween the question of population and roads the following illustration may be cited:

In twenty-five counties selected from eastern, southern, western and north-western states it has been found that only 1/4 per cent of roads were im-proved in 1904. These same counties show an actual decrease in population averaging 3.112 for each county for the ten year period 1890-1900. Twenty-five other counties located in the same states containing 40 per cent of im-proved roads show an actual increase in population for each county of 31.095.

Whether good roads cause good schools, or vice versa, it is true that they exist together and that one of the most important reasons for their im-provement is their effect on school at-tendance in the country. If the coun-try schools are to have a maximum ef-ficiency in training and instruction the children must be afforded facilities for reaching them. With improved roads the graded school and the consolidated school will replace the little one room one teacher schools so prevalent in many sections of the country.

The possibilities of a region of im-proved roads are made apparent by



WELL BUILT MACADAM ROAD — MAXIMUM LOAD FOR TWO HORSE TEAM, TWELVE BALS OF COTTON, 6,000 POUNDS.

many examples of schools which oper-ate wagons regularly, which gather up the pupils and carry them to and from school. When the roads are placed in such condition as to make this practice general a tremendous impetus will be given to education in the United States.

To illustrate this phase of the sub-ject the following example may be cited: In five states conspicuous for their good roads there was in 1904 an average school attendance of 77.13 per cent, while in five other states having exceptionally bad roads the average was only 59.16 per cent. Furthermore, it has been ascertained that in the five states having an exceptionally high percentage of improved roads the white illiterates formed only three-quarters of 1 per cent of the total population, while in the five states which showed a scarcely appreciable amount of road improvement the white illiterates formed 4 1/2 per cent of the total population, a percentage six and a third times as great as in the former case.

BELMONT
BELMONT 2 1/2 MEDORA 2 1/2
AN ARROW COLLAR
with the Ara-Notch in place of the bothersome buttonhole 15c. each—2 for 25c.
Cluett, Peabody & Co., Makers

HOTEL STEWART SAN FRANCISCO

Geary Street, above Union Square
European Plan \$1.50 a day up
American Plan \$3.00 a day up
New steel and brick structure.
Every comfort and convenience.
A high class hotel at very moderate rates. In the center of theatre and retail district. On car lines trans-fering to all parts of city. Electric omnibus meets all trains and steamers. Hotel Stewart recognized as Hawaiian Island Headquarters. Cable Address "Trawets" ABC code. J.H. Love, Honolulu representative.

Hotel Potter, Santa Barbara

HOTEL TURPIN SAN FRANCISCO

17 Powell Street at Market
Reinforced Concrete Building. 225 Rooms. 21 Hot
classing houses within 1 block. Rates \$1. \$1.50
to \$4.00 per day. F. L. & A. W. Turpin, Props. & Mgrs.

HOTEL WAIMEA

WAIMEA, KAUAI
Newly Renovated — Best Hotel
on Kauai
Tourist Trade Solicited
GOOD MEALS
Rates Reasonable
C. W. SPITZ, Proprietor

PLEASANTON HOTEL

Quiet and Refined
Large, Cool Outside Rooms;
Private Sleeping Verandas;
Phones in all rooms; Artesian
Plunge; Night and Day Ten-
nis. FREE Garage.
Four Acres Beautiful
Tropical Gardens
Special Rates by the Month
Home was never like this

The Colonial

Has prepared for the tour-
ist business by the addition
of two more bungalows
beautifully furnished. They
are now ready for occu-
pancy.

MISS JOHNSON,

Emma, Above Vineyard

TRY
HALEIWA
FOR A DAY—YOU WILL
LEARN WHAT ENJOY-
MENT IS

The Crater Hotel,

KILAUEA, HAWAII
Special Terms for Summer
Months
T. A. SIMPSON, Manager

THE SPA,

Waikiki Beach Resort
Furnished Cottages...1.50 day
Furnished Rooms...75c. \$12 mo.
PETER GIBBS, Proprietor
Now Open : : : Phone 2836

ME FOR A SWIM AT THE Waikiki Inn

NEXT SUNDAY
Says the Wise Bather

BY AUTHORITY.
RESOLUTION NO. 700.
BE IT RESOLVED by the Board of Supervisors of the City and County of Honolulu, Territory of Hawaii, that the sum of TWO THOUSAND DOL-LARS (\$2000.00) be and the same is hereby appropriated out of all moneys in the General Fund of the Treasury for an account known as "MAINTENANCE OF ROADS, HONOLULU DISTRICT (Repairs, 10th Avenue, Pa-lolo)."

Introduced by S. C. DWIGHT, Supervisor.

Date of Introduction: August 9, 1912.

At a regular adjourned meeting of the Board of Supervisors of the City and County of Honolulu, held on Fri-day, August 9, 1912, the foregoing Res-olution was passed on first reading and ordered to print on the following vote of the said Board:

Ayes—Amana, Arnold, Dwight, Kruger, Murray, Low, McClellan. Total, 7.
Noes—None.

E. BUFFANDEAU,
Deputy City and County Clerk.
5312-3t

RESOLUTION NO. 694.

BE IT RESOLVED by the Board of Supervisors of the City and County of Honolulu, Territory of Hawaii, that the sum of Five Hundred and Three 25-100 Dollars (\$503.26) be and is hereby appropriated out of the Gen-eral Fund of the Treasury of the City and County of Honolulu for the Main-tenance of Roads, Honolulu District (Maintenance of Equipment).

Introduced by S. C. DWIGHT, Supervisor.

Date of Introduction: July 29, 1912.

Approved this 10th day of August, A. D. 1912.

JOSEPH J. FERN, Mayor.

RESOLUTION NO. 698.

BE IT RESOLVED by the Board of Supervisors of the City and County of Honolulu, Territory of Hawaii, that the following sums, amounting to TWO THOUSAND DOLLARS (\$2000.00), be and the same is hereby ap-proriated out of all moneys in the Gen-eral Fund of the Treasury for the fol-lowing accounts:

Repairs, Makiki Ditch...\$1500.00
Repairs, Makiki Flume... 500.00
Presented by EBEN P. LOW, Supervisor.

Honolulu, August 9, 1912.

At a regular adjourned meeting of the Board of Supervisors of the City and County of Honolulu, held on Fri-day, August 9, 1912, the foregoing Res-olution was passed on first reading and ordered to print on the following vote of the said Board:

Ayes—Amana, Arnold, Dwight, Kruger, Murray, Low, McClellan. Total, 7.
Noes—None.

E. BUFFANDEAU,
Deputy City and County Clerk.
5312-3t

NOTICE.

TO CONSUMERS OF GOVERNMENT WATER.

On and after September 1, 1912, an individual inspection of all premises using government water will be made by inspectors of the Honolulu Water Works. Any leaky or defective fixtures discovered after the above date will subject the privilege to immedi-ate shut-off without further notice. A water meter will be installed, and all charges must be prepaid before the water is turned on again.

J. M. LITTLE,
Superintendent, Honolulu Water Works.

Approved: MARSTON CAMPBELL,
Superintendent of Public Works.
5311-3t

LEGAL NOTICE.

IN THE CIRCUIT COURT OF THE First Circuit, Territory of Hawaii.—At Chambers, In Probate. In the mat-ter of the Estate of Fong Ngue, Deceased. Order of Notice of Hearing Petition for Administration. Probate No. 4522. On reading and filing the Petition of Wong Shu Hoon of Hono-lulu, alleging that Fong Ngue of Hono-lulu died intestate at Honolulu on the 6th day of July, A. D. 1912, leaving property within the jurisdiction of this Court necessary to be administered upon, and praying that Letters of Ad-ministration issue to Lum Hop of Hono-lulu; It is Ordered, that Monday, the 26th day of August, A. D. 1912, at 9 o'clock a. m., be and hereby is appoint-ed for hearing said Petition in the courtroom of this Court in the old Y. M. C. A. building in the City and Coun-ty of Honolulu, at which time and place all persons concerned may ap-pear and show cause, if any they have, why said petition should not be granted. By the Court: JOHN MARCAL-LINO, Clerk, First Circuit Court. Dat-ed, Honolulu, July 22, 1912. (Seal.) 5295—July 23, 30; Aug 6, 13

CORPORATION NOTICES.

NOTICE TO SUBSCRIBERS.

Notice is hereby given that a new Directory of subscribers of the Mu-tual Telephone Company will shortly be published.

All subscribers desiring any change of name or address and all intending subscribers are earnestly requested to send written notice or call in per-son at the office of the company, on Adams lane, on or before Tuesday, August 20, 1912, after which date posi-tively no changes will be made for the new Directory.

MUTUAL TELEPHONE COMPANY, LIMITED.
By F. G. HUMMEL,
Manager.
Honolulu, T. H., August 7, 1912.
5309—Aug 8 to 20

BY AUTHORITY.

MAUI LOAN FUND COMMISSION.

Sealed Tenders will be received at the office of the Maui Loan Fund Commission, at Wailuku, Maui, T. H., until Saturday, September 14, at 10 o'clock a. m., for constructing and furnishing all labor, tools, equipment and material, except all pipe and fittings, necessary to construct, in ac-cordance with the plans and specifica-tions, a reservoir at Keokea, Kula, Is-land of Maui, T. H., of a capacity of approximately 500,000 gallons.

Plans and specifications and other information may be had upon applica-tion to the Maui Loan Fund Com-mission, or at the office of the Super-intendent of Public Works, at Honolulu, T. H.

The right is reserved to reject any and all bids.
Tenders must be made on forms fur-nished by the Maui Loan Fund Com-mission, and must be accompanied by a certified check amounting to not less than 5% of the amount of the ten-der.

W. F. FOGUE,
Vice Chairman, Maui Loan Fund Com-mission.
5312-4w

MAUI LOAN FUND COMMISSION.

Sealed Tenders will be received at the office of the Maui Loan Fund Com-mission, Wailuku, Maui, T. H., until 10 o'clock a. m., Saturday, September 14, for constructing a One-Story Frame Building to be used as a schoolhouse at Hana, Maui, T. H., to be built for the Territory of Hawaii, according to plans and specifications, and under the supervision of the Maui Loan Fund Commission.

Plans, specifications and other in-formation may be had upon applica-tion to the Maui Loan Fund Com-mission or at the office of the Super-intendent of Public Works, at Honolulu, T. H.

The Maui Loan Fund Commission reserves the right to reject any and all bids.

Tenders must be made on forms fur-nished by the Maui Loan Fund Com-mission, and must be accompanied by a certified check in amount equal to 5% of the tender.

W. F. FOGUE,
Vice Chairman, Maui Loan Fund Com-mission.
5312-4w

MAUI LOAN FUND COMMISSION.

Sealed Tenders will be received at the office of the Maui Loan Fund Commission, at Wailuku, Maui, T. H., until Saturday, September 14, at 10 o'clock a. m., for constructing a road, laying macadamized pavement, and furnishing all labor, tools and material for constructing approximately 20,000 feet of roadway from Makapii Gulch to Waiolu, on the Maui Belt Road System.

Plans, specifications, etc., and other information may be had upon applica-tion to the Maui Loan Fund Com-mission, or at the office of the Super-intendent of Public Works, at Hono-lulu, T. H.

The right is reserved to reject any and all bids.

Tenders must be made on forms fur-nished by the Maui Loan Fund Com-mission, and must be accompanied by a certified check amounting to not less than 5% of the amount of the ten-der.

W. F. FOGUE,
Vice Chairman, Maui Loan Fund Com-mission.
5312-4w

NOTICE.

All those holding water privileges, who are supplied from the Nuuanu Valley gravity system, ARE HEREBY NOTIFIED that, due to extraordinary weather conditions and drought, the visible supply of water in Nuuanu Valley is extremely low, and it is there-fore necessary that irrigation be re-stricted to the hours of six (6) to eight (8) a. m. until further notice.

All privileges found irrigating out-side of the hours above specified, will be subject to an immediate shut-off without further notice, and water will not be turned on again until all charges are paid.

The Nuuanu Valley gravity system includes Nuuanu Valley, Alewa Heights, and Punuu down to and including makai side of School street from the Insane Asylum to Luso street; Punc-bowl district, including lower Pauoa Valley down to and including Luso street from School to Lunaliio; Lunaliio from Luso to Victoria; Victoria from Victoria to Wilder avenue, and all the district north of Wilder and west of Makiki street.

MARSTON CAMPBELL,
Superintendent of Public Works.
Honolulu, August 10, 1912.
5311-3t

NOTICE.

All property owners on the follow-ing-named streets, to wit: King street, from junction with Bere-tania street to Moanalua; Beretania street, from junction with Fort street to baseball grounds; Kalakaua avenue, from junction with King street to Makee Island road; are hereby notified and requested to have all water, sewer and gas connec-tions made to their respective prop-erties before the starting of repairs to the said named streets by the Road De-partment.

Per order J. W. CALDWELL,
Road Overseer, Honolulu District.
5305-10t

NOTICE TO CONTRACTORS.

Sealed proposals will be received at the office of H. D. Wishard, Sec-etary, Lihue, Kauai, and then open-ed for the construction of a two-story Frame Building for the County of Kauai. Plans and specifications and forms of proposals may be obtained from Ripley, Reynolds & Davis, Archi-tects, Boston Building, Honolulu. A deposit of \$10 will be required for each set of plans and specifications, and a certified check for a sum equal to five per cent. of the amount of the bid must accompany the same.

5311-3t